

Requirements for Office Space Paris, Tennessee

In addition to the requirements listed herein, please review and respond to the following important documents located on www.tva.com or available through the contact listed on the Response Form:

- Newspaper Advertisement
- Lease and Exhibits A, B and C
- Map
- Allowance (Lease Attachment I)
- Response Form

Geographical Bounds:

Commercial property locations which generally reside inside of State Hwy By-Pass 218 to West along State Hwy 54 (W. Wood Street) to North along only those portions of State Hwy 69 and U.S. Hwy 641 which are contained within the Incorporated City Limits of Paris, Tennessee to West along a northern boundary formed by the Seaboard Railroad System Line, thence in a northeasterly direction along State Hwy 79 to its intersection point with the State Hwy Bypass 218. Limited consideration given to those locations which may lie within 1.5 miles outside of State Bypass 218 and along the following roads: U.S. Hwy 79 South, State Hwy 77 South, U. S. Hwy 641 South and U.S. Hwy 79 East. See attached map.

Size:

Existing locations with a minimum of 4,700 gross square feet with a potential for efficient layout as shown in Exhibit B will be considered. Build-to-suit locations should be based on approximately 4,700 gross square feet. A covered, fenced boat shed with approximate dimensions of 12 feet x 30 feet (or functionally similar space) and a garage of about 1,000 gross square feet are also required for either build-to-suit or existing locations.

Interior/Exterior finishes:

Quality commercial grade construction required per specifications. Refer to Lease and Exhibits A, B, and C.

Term:

120 months with early termination options. TVA prefers occupancy no later than February 28, 2006. The actual occupancy date will be negotiated with Lessor.

Services:

Only responses for a FULL SERVICE LEASE will be considered. TVA will make no payments towards taxes, insurance, utilities or other expenses. All property and maintenance services must be provided by Lessor. TVA will pay for its data and voice communication circuits.

Tenant Improvement Allowance:

Attachment I to the Lease outlines an unrestricted move and improvement allowance that TVA may require from the Lessor. In addition to the Full Service rental rate, indicate on the Response Form the payback on a per square foot per year basis for an allowance of \$80,000, as well as the proposed amortization period.

Parking:

Access to a minimum of 30 paved and striped parking spaces are required in close proximity to the building.

Voice/Data Connectivity:

Availability of broadband service is required though DSL or T-1 lines.

Utilities:

Municipal water supply, electric and telephone.

Code Requirements:

Lessor must meet all code requirements as specified in the Lease.

Evaluation Criteria:

Value to TVA

Location

Amenities

Experience of Developer/Lessor